

HOA Board Meeting Minutes

March 6, 2025-Montclair Board of Governors

Location: Meeting was held on March 6, 2025, at Warren Road Community Center.

Call to Order: at 6:30 pm. First motion (Greg) and Second motion (Kathy)

Members in attendance: David Zange, Greg Lacock, Kathy Kennedy, Wes Hopkins, Melvin La Pan, Anne Rheins, Drew Robinson, Trey Keenan

Resident/Owner Questions: (Greg)

- The Aging Report was requested if available? A printed copy was passed out at this meeting.
- A request was made to correct the Jan 9th meeting minutes to remove Mary Deer's name who was not at the meeting.
- A request was made after asking when the last board audit was done. This information was not available. A formal, third-party audit was requested. This will need to be researched.
- A request was made for a target date for the Montclarion newsletter delivery. The request was that the newsletter arrive the first of the month or before the meeting. Both options were discussed.

Financial and P&L: (Bookkeeper)

- P&L discussed. A new P&L line for Hurricane Recovery costs was added. Our insurance payment will be spread throughout the calendar year.
- A new police officer will patrol our neighborhood in March to start at once.
- Wes was able to get the board credit for \$5,800 owed to us for not using our streetlights during the power outage after the hurricane. We have now received the money from GA Power.
- The Aging Report includes the sale of a property which will require payment of the amount owed to the HOA for outstanding dues to be paid as a condition of the sale. The P&L report was approved: 1st motion (Trey), 2nd motion (Kathy)

Review Last Months Board Minutes:

Motion to accept the February 6, 2025, HOA meeting minutes. Approved: 1st Motion (David) and 2nd Motion (Drew)

Insurance Hurricane Repairs and Quotes: (David)

- and lights for the pool are almost completed but will require added repair due to the wiring which A&A will do to fill the pool.
- Fencing along the Nichols' property completed, and privacy strips will be added. Fencing at the baby pool will be complete when the repairs are completed on the baby pool. Fencing at the entrance walkway will be done.
- Deck in the back of the pool will be repaired, materials list, wood and volunteers will install it. Tod Lamb will manage the project at no cost.
- The damaged pavilion will be removed by Quality Fence doing the pool fencing and will rebuild it for the same estimate. We will get sketches, and we need to check into the permits necessary. It

will be rebuilt to look the same. The same company will be finishing the fences at Crane Ferry Park.

- Tommy will be changing out the sand in the filters for the pool.
- Trees and root balls at the pool park were removed stump ground and placed at the side of the park for \$3000.00. An added tree needs to be removed, and quotes are being obtained.
- The Montclair sign at Kings Chapel entrance to Montclair was damaged by the tree company removing the magnolia tree. Nichols' property will be pursuing their insurance to repair the sign. The lowest of three quotes was \$9,000. The foundation for the sign is still sound and the sign is now being held by the rebar. It will need to be fully repaired and will have an added final sealant applied to this repair to help with the weather.

Communication/Welcoming: (Kathy)

- Welcoming committee made visits to all new residents who have moved into the neighborhood. Because of renovation or owners not being home, no completed visits were possible. Further follow-up attempts will be made in March.
- Dates to Remember for events was discussed. An example of a Montclarion of 2020 was shown.
- The decision to host an Arbor Day plant and tree giveaway event was tabled because of the hurricane damage to the parks and postponed until next year.

Website: (Wes)

- Our online portals have been updated to include the pool membership forms are available and ready to download.
- Archiving the past Board minutes for 2024 will be completed in March.
- Once swim team dates are completed the flier will be uploaded to the website.
- Pool sign-up dates will be done in April and May to fill out the liability and waiver form to sign up. Wes will be covering all the dates in April and May to help residents sign up for pool memberships.

Newsletter: (Drew)

- Discussion covered details about the current submissions for the newsletter. Wes brought up the ability to add a page to the newsletter if the number of submissions and needed space may increase our need for more space.

Pool: (Greg)

- Swim team information will be forthcoming.

Courts: (Anne)

- NotLanta tournament will be May 1-4. A volunteer group will do various things. This year there will be a food truck every day of the tournament. The tournament will bring in between \$10 to \$12,000.
- The fountain has been repaired for the second time due to low temperatures.
- The parking area has been very wet. This will be addressed.
- Detailed information on the pickleball memberships at the Crane Ferry Park courts was given to the board for March 1, 2025. Anne agreed to provide these monthly.

Parks: (David)

- Discussion about our two parks was covered under Insurance over hurricane damage and under Pool and Courts and their upcoming activity events.

Traffic and Safety: (Melvin)

- Our new police officer arrived at our meeting with our former police officer. Daniel Gun was introduced to the board. Daniel Gun will begin working to provide our traffic safety with approval at this meeting. The days and time he will be on duty will fluctuate weekly but will be in the evenings.
- Anne asked if Daniel could provide his phone number in case board members need to contact him. He agreed and provided his information to be sent to the proper board members.
- Our bookkeeper asked that he check on the unoccupied, vacant homes, which some of our owners have been concerned about possible vandalism. He agreed to address this concern and to patrol the neighborhood.

New Business:

- A request was made by Wes to move our HOA meetings to Mondays at 6:30 pm on the first Monday of the month. Other days were also discussed. The final decision was to keep the first Thursday of the month as the date for our upcoming HOA Board meeting dates.

Old Business:

- LeaAnne Jackson submitted letter of resignation as a board member was discussed. This letter was received a few days after our February 6, 2025, board meeting.

Motion to adjourn the meeting at 7:42 pm; Motion to adjourn 1st motion (Drew) 2nd motion (Anne), all in favor.